

MEMORANDUM

July 15, 1976

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 7/27/76

Petition No. Z-3616
Massachusetts Society for the
Prevention of Cruelty to Animals
350 South Huntington Avenue,
Jamaica Plain
at Bynner Street

Animal hospital complex - residential (R-.5) district.

Purpose: to install concrete pad, above-ground 1250-gallon liquid oxygen storage tank, 35 medical gas tanks, 8-foot-high fence.

Violations:

Section 8-7. Liquid oxygen and medical gas tanks are forbidden in an R-.5 district.

Section 19-6. No structure over five feet in height may be erected within the required front yard.

Storage facility would be used in connection with the hospital and would be enclosed with an eight-foot-high chain link fence within the complex.
Recommend approval with proviso.

VOTED: In reference to Petition No. Z-3616, brought by the Massachusetts Society for the Prevention of Cruelty to Animals, 350 South Huntington Avenue, Jamaica Plain, for a forbidden use and a variance to install liquid oxygen and medical gas tanks and to erect an eight-foot-high fence in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval provided proposed storage facility complies with all City and State safety regulations



Z-3616

350 SOUTH HUNTINGTON AVE.

(J.P.)

Board of Appeal Referrals 7/15/76

Hearing: 8/3/76

Petition No. Z-3619
Zdaislaw Marecki
570 Adams Street, Dorchester
near Mallet Street

Two-story frame structure - residential (R-.5) district.

Purpose: to change occupancy from two- to three-family dwelling.

	<u>Required</u>	<u>Proposed</u>
Section 8-7. Any dwelling converted for more families which does not meet the requirement for lot area is forbidden in an R-.5 district.		
Section 14-1. Lot area is insufficient.	2 acres	7,740 sf
Section 14-3. Lot width is insufficient.	200 ft.	64 ft.
Section 14-4. Street frontage is insufficient.	200 ft.	64 ft.

Units are existing and consistent with the two- and three-family residential character of the neighborhood. Recommend approval provided Building Code Standards for light and air are met.

VOTED: In reference to Petition No. Z-3619, brought by Zdaislaw Marecki, 570 Adams Street, Dorchester, for a forbidden use and three variances for a change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval provided Building Code Standards for light and air are met. Units are consistent with the two- and three-family residential character of the neighborhood.



Z-3619
570 ADAMS ST.
(DOR.)

MARY HEMENWAY
PLAYGROUND

MARY HEMENWAY
ELEMENTARY
SCHOOL



Board of Appeal Referrals 7/15/76

Hearing: 8/3/76

Petition No. Z-3620
Clyde Ann Battle Nelson
24-26 Almont Street, Mattapan
near Blue Hill Avenue

2½-story structure - single family (S-.5) district.

Purpose: to change occupancy from two-family dwelling to two-family dwelling and beauty shop.

Violations:

Section 8-7. A beauty shop is forbidden in an S-.5 district.

Section 9-2. A change in a nonconforming use requires Board of Appeal hearing.

Site immediately abuts the Almont Street Park. Petitioner would use part of the basement for the facility. Proposal is reasonable; there is adequate space for parking. Recommend approval.

VOTED: In reference to Petition No. Z-3620, brought by Clyde Ann Battle Nelson, 24-26 Almont Street, Mattapan, for a forbidden use and a change in a nonconforming use for a change of occupancy from two-family dwelling to two-family dwelling and beauty shop in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Proposal is reasonable; adequate parking space is available.

24-26 ALMONT ST.
(MATT.)

ALMONT STREET PLAYGROUND

Board of Appeal Referrals 7/15/76

Hearing: 7/27/76

Petition No. Z-3628

William J. Curley

458-460 Western Avenue, Brighton
near Kelley Court

One-story masonry structure - light manufacturing (M-1) district.

Purpose: to change occupancy from restaurant lounge without entertainment to restaurant lounge with entertainment; to extend restaurant facilities into basement.

Violation:

	<u>Required</u>	<u>Proposed</u>
Section 23-2. Off-street parking is insufficient.	12 spaces	0

Small lot (4,137 sf) prohibits any additional parking. However, petitioner must provide facilities on a nearby lot to satisfy code requirements.
Recommend approval with proviso.

VOTED: In reference to Petition No. Z-3628, brought by William J. Curley, 458-460 Western Avenue, Brighton, for a variance to extend restaurant facilities into basement of existing facility in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval only if petitioner acquires space, through purchase or lease, to provide required off-street parking.

Z - 3628

458-460 WESTERN AVE.
(BRI.)



Board of Appeal Referrals 7/15/76

Hearing: 8/3/76

Petition No. Z-3636
B. W. Foods, Inc.
1435 V.F.W. Parkway, West Roxbury
at Spring Street

One-story structure (to be demolished) - local business (L-.5) district.

Purpose: to erect one-story masonry structure - Burger King Restaurant.

Violation:

Required Proposed

Section 8-7. A restaurant is conditional in
 an L-.5 district.

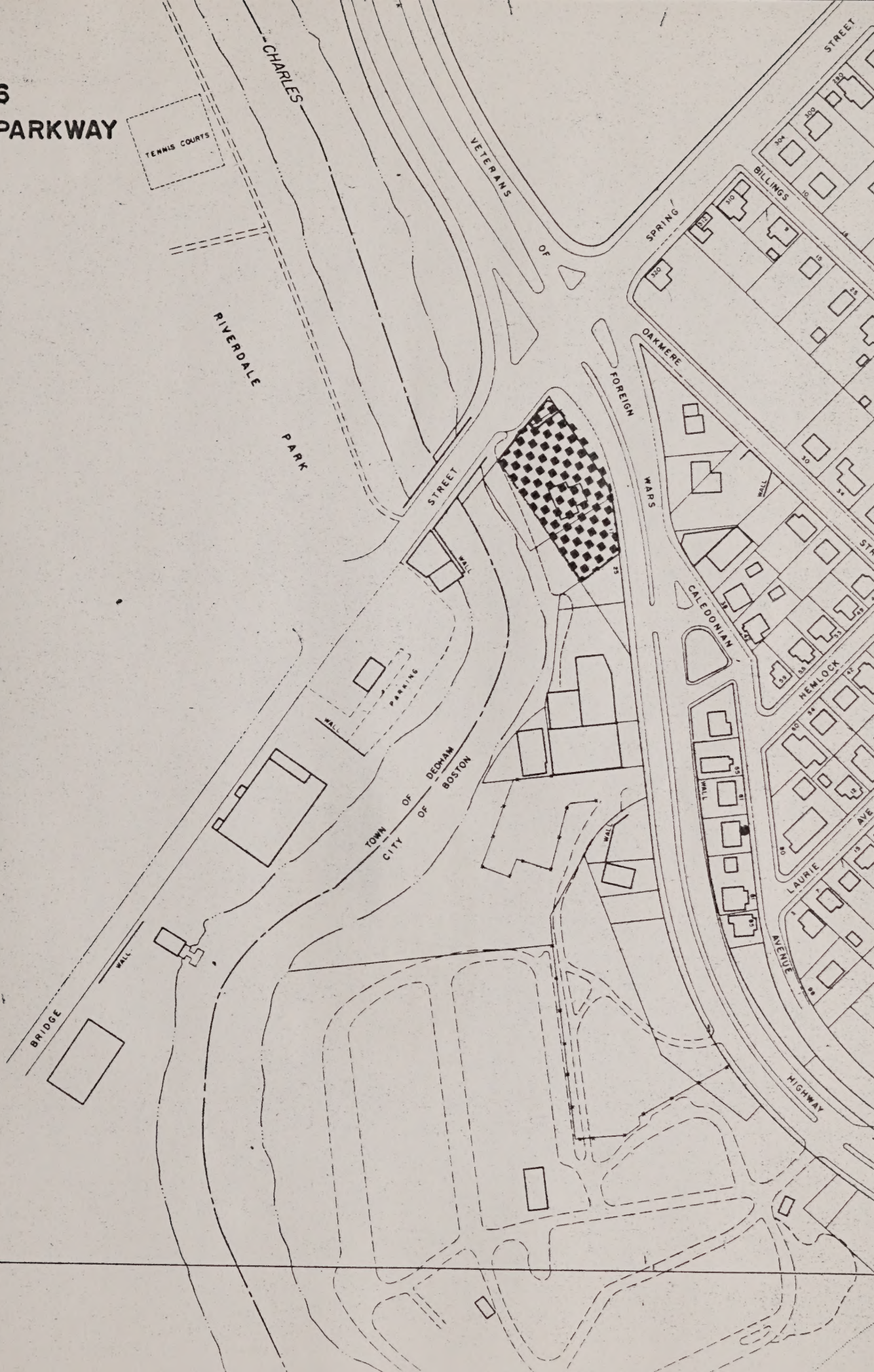
Section 18-1. Front yard is insufficient. 15 ft. 4 ft.

Facility, which would replace a similar type restaurant (Howdy's) would not be contrary to existing commercial uses in the area. Violation is technical (light poles in front yard). Recommend approval with provisos.

VOTED: In reference to Petition No. Z-3636,
 brought by B. W. Foods, Inc., 1435 V.F.W.
 Parkway, West Roxbury, for a conditional
 use and a variance to erect a one-story
 restaurant structure in a local business
 (L-.5) district, the Boston Redevelopment
 Authority recommends approval with the
 following conditions: that vehicles enter
 only at north driveway and exit only at
 south driveway; that directional signs
 be provided indicating the one-way traffic
 flow; that plans, including refuse disposal,
 be submitted to the Authority for design
 review.

Z-3636

1435 V.F.W. PARKWAY
(W.R.)



Board of Appeal Referrals 7/15/76

Hearing: 7/27/76

Petition No. Z-3637
Hertz Equipment Rental Corporation
33 Island Street, Roxbury
at Reading Street

One-story metal structure - manufacturing (M-2) district.

Purpose: to change occupancy from storage to rental and maintenance of contractor's vehicles.

Violation:

Section 8-7. A rental agency storing, servicing and/or washing rental motor vehicles is conditional in an M-2 district.

Petitioner has occupied premises for several years. Use would be consistent with this industrial area. Recommend approval.

VOTED: In reference to Petition No. Z-3637, brought by Hertz Equipment Rental Corporation, 33 Island Street, Roxbury, for a conditional use for a change of occupancy from storage to rental and maintenance of contractor's vehicles in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval. Use would be consistent with this industrial area.



HARRISON

GEDARD

READING

KEMBLE

FABRY W

ALHER

ISLAND

STREET

SHERIDAN SQUARE

SOUTHAMPTON

MASSACHUSETTS

ALBANY

STREET

BRADSTON

TANK

STREET

PARKING AREA

PARKING AREA

CITY OF BOSTON
FIRE DEPT
HEADQUARTERS

CITY OF BOSTON
TRAFFIC COMMISSION

CITY OF BOSTON
BRIDGE SERVICE

ATKINSON

ST.

SERVICE PL

THEODORE

PARKING AREA

Z-3637

ISLAND ST
(ROX)

AVENUE

Board of Appeal Referrals 7/15/76

Hearing: 7/27/76

Petition No. Z-3639
Merchants Cooperative Bank
350 Chestnut Hill Avenue, Brighton
at Englewood Avenue

One-story structure (to be demolished) - apartment (H-2) and local business (L-1) districts.

Purpose: to erect one-story bank structure with drive-in window.

Violation:

Section 8-7. A drive-in bank is forbidden in an H-2 district and conditional in an L-1 district.

Bank will replace deteriorated, vacant former dry cleaning structure. Drive-in facility would aggravate existing traffic conditions. Internal circulation is inadequate and would adversely affect abutting residential properties. Recommend approval of bank use and denial of drive-in facility.

VOTED: In reference to Petition No. Z-3639, brought by the Merchants Cooperative Bank, 350 Chestnut Hill Avenue, Brighton, for a forbidden use and a conditional use to erect a one-story bank structure with drive-in window in apartment (H-2) and local business (L-1) districts, the Boston Redevelopment Authority recommends approval of the bank use and denial of the drive-in facility. Existing traffic conditions would be aggravated. Internal circulation is inadequate and would adversely affect abutting residential properties.



Z-3639

350 CHESTNUT HILL AVE.
(BRI.)

Board of Appeal Referrals 7/15/76

Hearing: 8/3/76

Petition No. Z-3642
Capitol Bank and Trust Company
Hawkins Street Trust
Manuel Wyner and Allen Gordon, Trustees
1 Bulfinch Place and
30 Hawkins Street, Boston

Five-story structure - Government Center Urban Renewal Area -
general business (B-8) district.

Purpose: to change occupancy from bank, retail stores, and offices to
bank, retail stores, offices, and restaurant (McDonald's).

Violation:

Section 8-7. Sale over the counter of on-premises-prepared food or drink
for off-premises consumption or for on-premises consumption
if, as so sold, such food or drink is ready for take-out,
is conditional in a B-8 district.

Restaurant use is allowed by the Urban Renewal Plan for this Government
Center Parcel 2-H. Facility would occupy space which has been vacant
for several years. Recommend approval with provisos.

VOTED: In reference to Petition No. Z-3642, brought by
Capitol Bank and Trust Company and Hawkins Street
Trust, 1 Bulfinch Place and 30 Hawkins Street in
the Government Center Urban Renewal Area, for a
conditional use for a change of occupancy from
bank, retail stores, and offices to bank, retail
stores, offices, and restaurant in a general
business (B-8) district, the Boston Redevelopment
Authority recommends approval with the following
provisos: that petitioner emphasize to customers
that vehicular traffic and parking is prohibited
on Bulfinch Place; that plans, inclusive of main-
tenance, litter control, trash receptacles, be
submitted to the Authority for design review.

Z-3642
30 HAWKINS ST.
1 BULFINCH PL.
(B.P.)

END REDEVELOPMENT

CAMBRIDGE



Board of Appeal Referrals 7/15/76

Hearing: 8/3/76

Petition No. Z-3643
Paul D. Slater (owner)
Northeastern University
464 Huntington Avenue, Roxbury
near Parker Street

Five-story structure - apartment (H-2) district.

Purpose: to change occupancy from 36 apartments to university dormitory.

Violations:

Section 8-7. A dormitory not on the same lot as, but accessory to, a university, is conditional in an H-2 district.

Proposed occupancy for student quarters is in accordance with master plan and community objectives that building be preserved and rehabilitated for residential use. Recommend approval.

VOTED: In reference to Petition No. Z-3643, brought by Paul D. Slater and Northeastern University, 464 Huntington Avenue, in the Fenway Urban Renewal Area, for a conditional use and a variance for a change of occupancy from 36 apartments to University dormitory in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. Proposed occupancy for student quarters is in accordance with master plan and community objectives that building be preserved and rehabilitated for residential use.



BOSTON
WILL
DEVELOP
AUT

WAY

PARKER

PRENTISS

PARKING

PARKING

PARKING

PARKING

PARKING

PARKING

PARKING

PARKING

PARKING

464 HUNTINGTON AV
(B.P.)

Z-3643

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET